

**PLANNING COMMISSION SITE PLAN  
WAIVER REQUEST ONLY**

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**CASE NUMBER:** SP-2010-0198C      **PLANNING COMMISSION  
HEARING DATE:** November 9, 2010

**PROJECT NAME:** Town Lake YMCA

**ADDRESS:** 1100 W. Cesar Chavez

**NEIGHBORHOOD PLAN:** Old West Austin

**APPLICANT:** YMCA (James Finck) – (512) 322-9622  
6219 Oakclaire Dr  
Austin, TX 78735

**AGENT:** Griffin Engineering Group, Inc. (Greg Griffin) – (512) 836-3113  
11711 N. Lamar Blvd  
Austin, TX 78753

**CASE MANAGER:** Sarah Graham      Phone: 974-2826  
[sarah.graham@ci.austin.tx.us](mailto:sarah.graham@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

The YMCA site consists of a 4.8 acre site with an existing 57,703 sq ft building currently used as Indoor Sports and Recreation. The proposed development includes a building addition of 8,118 sq ft to be added to the front of the existing building, as well as a plaza, and associated parking improvements.

**VARIANCE REQUESTED:**

The applicant is requesting a variance from the 25-2-736(E) which prohibits surface parking in the Waterfront Overlay Lamar Sub District, except for a parking area for buses, van pooling, the handicapped, or public access to park land.. The proposed construction shows an improved building façade and plaza at the front of the building, which will replace eighteen parking spaces. The applicant proposes to add new surface parking to the west of the building, whereas the total number of parking spaces will be 213 spaces total.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the variance request with conditions (see below), based on the findings of the Waterfront Planning Advisory Board. The Waterfront Planning Advisory Board recommended the project with conditions after determining that the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, as required under § 25-2-713. The site plan complies with all requirements of the Land Development Code.

**PROJECT INFORMATION**

<b>SITE AREA</b>	209,106 square feet	4.8 acres
<b>EXISTING ZONING</b>	LI-CO-NP	
<b>WATERSHED</b>	Town Lake (Urban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance (Urban)	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	Barton Creek Pedestrian Bridge	



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PROPOSED ACCESS	B.R. Reynolds Drive		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	1:1	.271:1	.31:1
BUILDING COVERAGE	75%	15.4%	19%
IMPERVIOUS COVERAGE	80%	54%	61%
PARKING	132	188	216

#### **SUMMARY COMMENTS ON SITE PLAN:**

The YMCA site consists of a 4.8 acre site with an existing 57,703 sq ft building currently used as Indoor Sports and Recreation. This use is an allowed use per their zoning category – LI-CO-NP. The site's associated conditional uses pertain to conditional and prohibited uses, none of which are being proposed. This project is located within the Lamar Subdistrict portion of the Waterfront Overlay Combining District.

The site plan shows a plaza and an 8,118 sq ft building addition added to the front of the building, both face the baseball fields and Lady Bird Lake. Other associated improvements include sidewalks, landscaping and additional parking. The applicant is requesting a variance from the 25-2-736(E) which prohibits surface parking in the Waterfront Overlay Lamar Sub District.

#### **Waterfront Overlay**

According to the Land Development Code, Section § 25-2-721(A)(1), approval of a site plan by the Land Use Commission is required if an applicant requests a waiver from the Waterfront Overlay requirements. According to LDC § 25-2-721(A)(3), the Land Use Commission shall request a recommendation from the Waterfront Planning Advisory Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. The Waterfront Planning Advisory Board is to give a recommendation based on the criteria listed in § 25-2-713 - Variances, and § 25-2-715 - Review and Recommendation of the Waterfront Planning Advisory Board.

According to § 25-2-713 and § 25-2-715, the Waterfront Planning Advisory Board may recommend approval of the variance after determining that the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and the variance is the minimum required by the peculiarities of the tract. If the board recommends approval of a variance, the director shall forward the board's recommendation to the Land Use Commission, which shall consider the recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided. The Land Use Commission shall grant or deny the variance, and an interested party may appeal the Land Use Commission's grant or denial of a variance to the council.

The addition to the existing YMCA building is in alignment with the goals and policies of the Town Lake Corridor Study. The goals include creating superior planning, design and mixing of land uses that are waterfront dependent - the YMCA's goals of promoting physical health and their land use plan to connect their building to the parkland through the proposed plaza meets the intent of this goal. Another goal includes fostering a cooperative atmosphere in the corridor for the City, neighborhoods, and private landowners to work jointly to realize potential of the waterfront - the YMCA has been working closely with the Parks Department to improve the connection between adjacent parkland and the YMCA lot. Providing maximum visual and physical access to the waterfront is another goal - one which is demonstrated with the proposed plaza to encourage access. The applicant is also adding a shaded walkway connecting the building to Lamar Boulevard. Another goal of the Waterfront Overlay is to create a rich varied cultural environment in the corridor, geared to all age groups, cultural/educational expressions and interests - which is demonstrated by the YMCA as a well-respected non-profit group. The final goal that is clearly met by the YMCA project is to recognize full potential of the Town Lake creeks as open space connectors, form-shapers of urban development, and focal points for lively pedestrian-



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oriented mixed use. The YMCA's location between multi-family residential, the Amtrak Station, and parkland, as well as their plans to improve the site's connectivity meets the intent of this goal.

On October 11, 2010, the Waterfront Planning Advisory Board recommended approval of the variance with the following conditions:

- The applicant shall evaluate sustainable construction standards.
- The applicant shall reconsider screening landscape design for the new parking area, as well as bio-treatment of the parking lot.
- The applicant shall explore agreements with the City and other adjacent land owners concerning shared parking as part of a long-range plan.
- City staff shall give an informal update to the Waterfront Overlay Advisory Board as to how the case progressed through the public hearings and permitting process.
- The Land Use Commission is urged to seek a presentation by the applicant on how these issues were addressed.

The applicant has responded to each of the above recommendations in the attached document prepared by the Project Architect Keith Hickman, AIA.

According to LDC 25-2-721(A)(4), the Land Use Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. Based on the changes the applicant made to the site plan since the Waterfront Planning Advisory Board hearing, this case received a recommendation for approval from the Environmental Board on October 20, 2010.

#### **Environmental**

This project is located in the Town Lake watershed, which is an urban watershed. Sixty-two trees were surveyed, of which 10 are proposed to be removed. No heritage trees are proposed to be removed with the project.

#### **Drainage and Water Quality**

The project utilized Fee in Lieu of providing on-site water quality control. This is in compliance with current water quality requirement for the urban watershed. No variances were required for water quality or drainage for this project. The project is discharging directly into Lady Bird Lake with direct conveyance, therefore requires no on-site detention pond.

The YMCA site meets standards for acceptance into the "Fee-in-Lieu of Structural Controls in Urban Watersheds", program per ECM 1.6.4.B. Though the "limits of construction" were grossly defined as 1.5 acres, the actual permit is for .15 acres of new impervious cover and .33 acres of redevelopment. This project then, is proposing a commercial development of 1 acre or less that is substantially developed with existing impervious cover. Additionally it is not within 500 feet Lady Bird Lake. Also key is that the site is unusually elongate and contains significant trees, adding to the ideal candidacy of the property for the Fee in Lieu program. Please remember that acceptance into the program is not a release from responsible development. This project is significantly funding regional controls to be built by the City in a more efficient setting.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the variance request with the following conditions:

- The applicant shall include sustainable construction standards via pervious concrete in low points of the new parking areas and Fee-in-Lieu of Structural Controls in Urban Watersheds.
- The applicant shall revise screening landscape design for the new parking area with plantings to be approximately 5' high at maturity.



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- The applicant shall continue working on a parking agreement with the City's Park and Recreation Department concerning shared parking as part of a long-range plan.
  - The applicant shall provide an Integrated Pest Management (IPM) plan.

#### EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	Indoor Sports and Recreation
<i>North</i>	LI-NP	Amtrak
<i>South</i>	P-NP	Parkland, then W Cesar Chavez St
<i>East</i>	DMU-CURE	N Lamar Blvd, then Condominium Residential
<i>West</i>	P-NP	Town Lake Animal Shelter

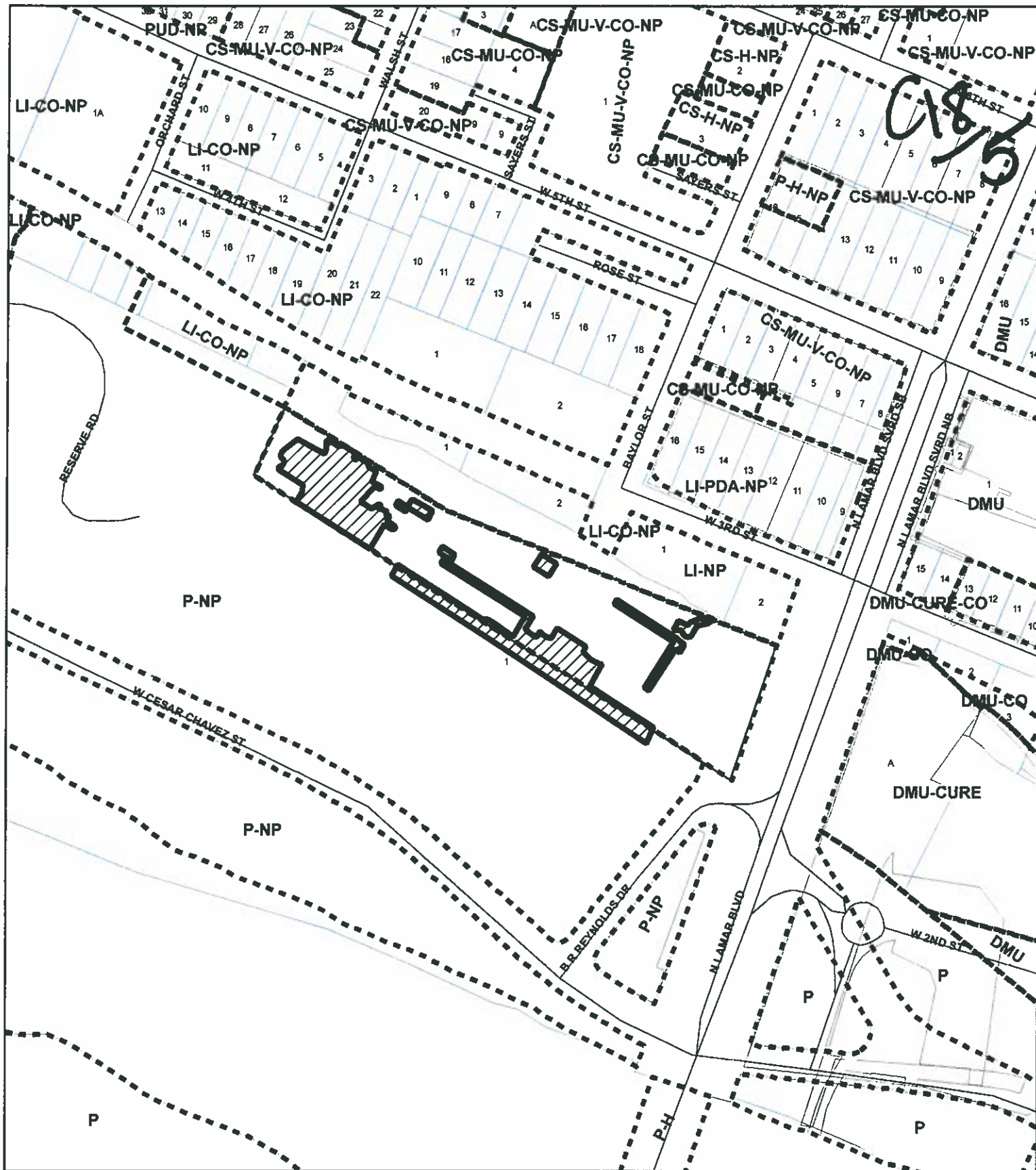
#### ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Lamar Blvd	200 ft	55 ft	MAD 4
BR Reynolds Dr	60 ft	33 ft	Collector

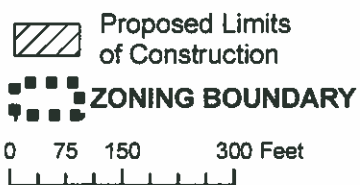
#### NEIGHBORHOOD ORGNIZATIONS:

18- Old West Austin Neighborhood Association  
 57 – Original Austin Neighborhood Association  
 384 – Save Barton Creek Association  
 402 – Downtown Austin Neighborhood Association  
 511 – Austin Neighborhoods Council  
 623 – City of Austin Downtown Commission  
 742 – Austin Independent School District  
 744 – Sentral Plus East Austin Koalition (SPEAK)  
 767 – Downtown Austin Neighborhood Coalition  
 786 – Home Builders Association of Greater Austin  
 998 – West End Austin Alliance  
 1004 – Save Town Lake.Org  
 1006 – Central West Austin Combined COA Liaison  
 1037 – Homeless Neighborhood Assn.  
 1075 – League of Bicycling Voters  
 1011 – Old West Austin Neighborhood Planning Contact Team  
 1113 – Austin Parks Foundation  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1224 – Austin Monorail Project  
 1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc  
 1243 – Waterfront Planning Advisory Board  
 1274 – Old West Austin Neighborhood Planning – COA Liaison





# SITE PLAN



CASE#: SP-2010-0198C  
 ADDRESS: 1100 E CESAR CHAVEZ ST  
 MANAGER: SARAH GRAHAM



This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.











# Response to WPAB's conditions - Project Architect Keith Hickman

Following is an item by item response to the concerns of the Waterfront Overlay Board concerning Town Lake YMCA located on Cesar Chavez in Austin, Texas. We started with the Goals of the Waterfront Overlay Advisory Board and finished directly addressing the actual requirements of the Board. The YMCA feels that we have exceeded the requirements of the Waterfront Overlay Advisory Board. Thanks for your consideration.

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Following are the Goals of the Waterfront Overlay Advisory Board with our comments:

## *Create superior planning, design and mixing of land uses that are waterfront related*

The design of the front outdoor space, as well as the planting gardens, displays a superior response to waterfront related activities. The YMCA takes great pride in being an access point to the Lady Bird Lake Trail System. The YMCA intends to modify this access point so it complements the Y and enhances the Trail Access.

## *Foster a cooperative atmosphere in the corridor for the City, neighborhoods, and private landowners to work jointly to realize potential of the waterfront*

Planning for this Project started with the YMCA approaching the PARD in a master planning effort so we can both enhance the waterfront experience. The YMCA has met with team sport representatives, neighborhood associations, City of Austin traffic engineers, and PARD to implement a plan for the entire area. One of the things that came out as a common theme was a shortage of parking. All the participating groups appreciated the YMCA in bringing all parties together for a coordinated approach to the area.

## *Provide maximum visual and physical access to the waterfront; encourage pedestrian access to and use of the corridor*

The design of the building additions to the YMCA are extremely transparent to the waterfront area. Great views of Lady Bird Lake from both inside and outside are outstanding. The outdoor plaza area offers an area for all to enjoy the outside while providing a space for community gathering. As said before, the access point to the trail system is greatly improved.

## *Establish a spiritual as well as physical relationship between the community and the waterfront; enable citizens to develop a stronger waterfront ethic.*

The new entrance plaza provides a space for individuals, small groups and performers to gather for spiritual gatherings as well as enjoy many different physical activities. The planting gardens will provide a space for growing organic foods while providing a spiritual experience of tilling the soil. It is all about communing with nature.

## *Create a rich and varied cultural environment in the Corridor, geared to all age groups, cultural/educational expressions and interests*

Both small children and senior adults will be able to enjoy the plaza area and planting areas. It is the YMCA's desire that these two groups find a common area so they can interact together. The performance area will be awesome for small concerts, debates, and other outdoor activities.

## *Recognize full potential of the Town lake Creeks as open space connectors, form-shapers of urban development, and focal points for lively pedestrian-oriented mixed use.*

The YMCA's adjacency to both the trail and Lamar Blvd. allows for varied connectors to the Lake as well as the downtown residents. The Lamar Blvd. will be lined with trees that will provide a cooling and shaded approach to the YMCA. The access point is also ADA compliant.



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Next, the YMCA has addressed how we have met or exceeded the requirements of the Waterfront Overlay Advisory Board recommendations. The areas around and adjacent to the YMCA facility will be greatly improved and enhanced by these meaningful additions and renovations.

- ***"The applicant shall evaluate sustainable construction standards"***

- Gregory Griffin, Civil Engineer of Record, has met with the City of Austin Engineering Staff concerning this requirement. The original request from the City was to do a Fee in Lieu agreement for on-site water quality control agreement. These agreements are standard for Project located within urban watersheds. The City uses these funds to help improve conditions at other locations on Lady Bird Lake. The YMCA has already paid this fee. Following is a letter from the City engineer concerning this fee in lieu program:

*From: Nikorak, Forrest*

*Sent: Monday, October 18, 2010 11:28 AM*

*To: Graham, Sarah; Ho, Benny*

*Subject: RE: Env Board Agenda Item 4a*

*Sarah:*

*The YMCA site meets standards for acceptance into the "Fee-in-Lieu of Structural Controls in Urban Watersheds", program per ECM 1.6.4.B.*

*Though the "limits of construction" were grossly defined as 1.5 acres, the actual permit is for .15 acres of new impervious cover and .33 acres of redevelopment. This project then, is proposing a commercial development of 1 acre or less that is substantially developed with existing impervious cover. Additionally it is not within 500 feet Lady Bird Lake.*

*Also key is that the site is unusually elongate and contains significant trees, adding to the ideal candidacy of the property for the Fee in Lieu program.*

*Please remember that acceptance into the program is not a release from responsible development. This project is significantly funding regional controls to be built by the City in a more in a more efficient setting.*

*Forrest Nikorak, P.E.*

*Supervising Engineer - Land Use Review Division*

*Planning and Development Review Dept.*

*City of Austin*

*(512) 974-2239*

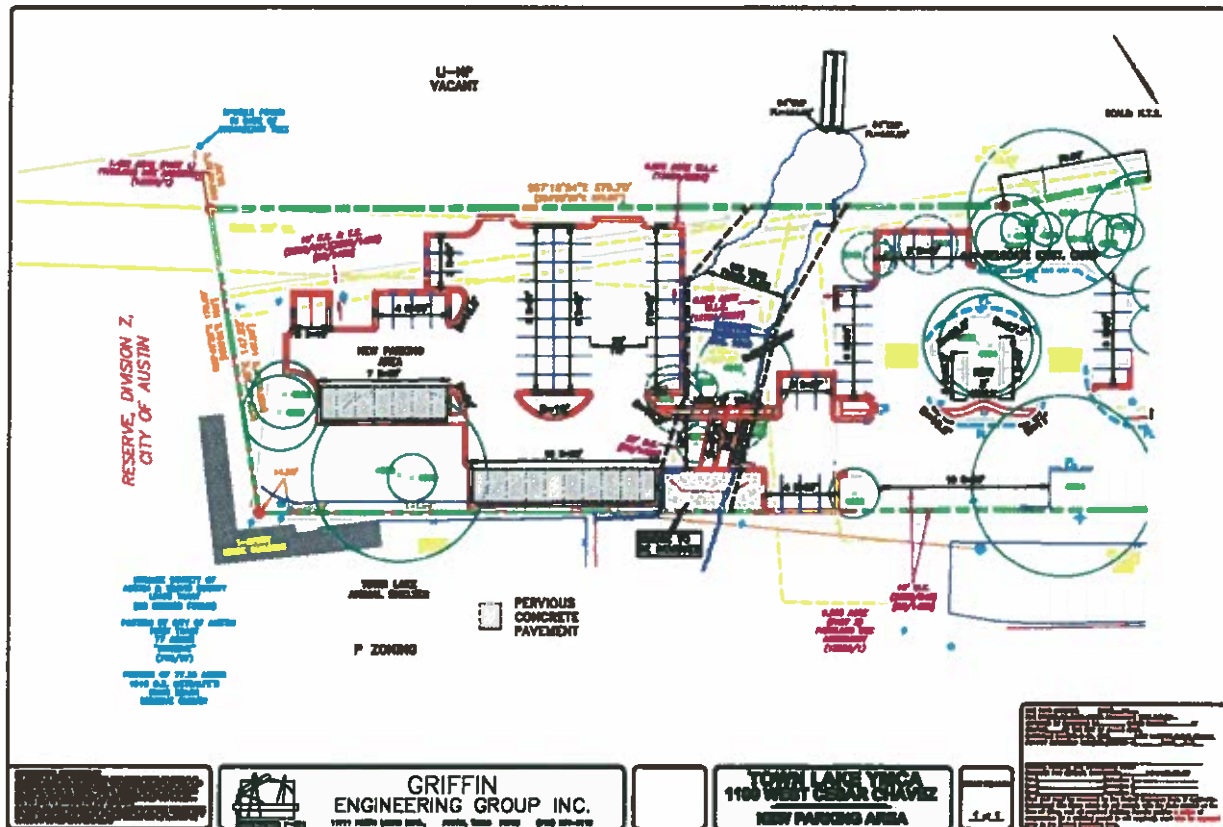
*[forrest.nikorak@ci.austin.tx.us](mailto:forrest.nikorak@ci.austin.tx.us)*

*Criteria for Fee-in Lieu of Structural Controls in Urban Watersheds*



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- Gregory Griffin also met with City engineers concerning permeable pavers and has modified his plan accordingly with two rows of parking spaces that have been converted to permeable paving. Drawing below shows the location of these revisions. The revised parking rows occur at the low point of the parking area so they will aid in the filtration of the planned parking area.



New Parking Area Landscape Screening Plan

The areas shown in grey are the locations of the pervious concrete paving.



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- One of the concerns voiced within the comments we received from the Planning Commission is that the "While tree mitigation is adequately provided the parking lot is left barren and relatively free of valuable tree shading." Daniel Woodroffe Waterfront Planning Advisory Board
  - Following is a shading study showing the amount of shading on the new parking area at different times of day. We choose November 2, 2010 as the time of the year.



Figure 1 - 8:00 am Parking Lot Shading

Figure 2 - 10:00 am Parking Lot Shading



Figure 3 - 12:00 noon Parking Lot Shading

Figure 4 - 2:00 pm Parking Lot Shading

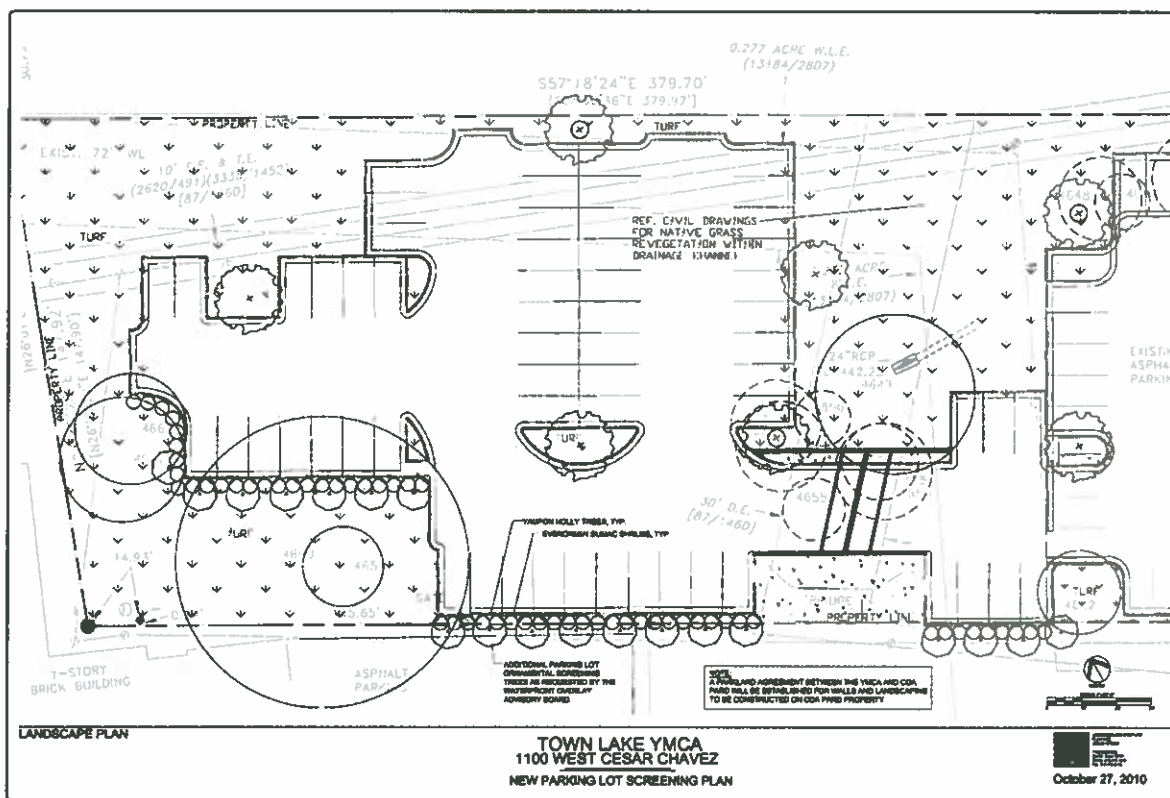
As you can see from these studies, the Parking Area is not left barren, but receives shading throughout the day. We have retained many of the existing trees as well as planted new trees. Seven new trees have been added to the new Parking Area to replace the six trees removed from the existing drainage ditch.

- The YMCA feels that the preceding shows an effort to comply with the requirement of the Waterfront Overlay Advisory Board's Recommendation that we evaluate sustainable construction standards



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- ***"The applicant shall reconsider screening landscape design for the new parking area, as well as bio-treatment of the parking lot."***
- The YMCA's Landscape Architect has modified the plans according to the request of the Waterfront Overlay Advisory Board in providing additional plantings, varied plantings and the height of said plantings. The plantings have been changed to be approximately 5' high at maturity. The drawing below shows the changes that have been made:



#### Revised Parking Lot Screening Plan

- Please reference the previous points concerning bio-treatment. These include Fee in Lieu and the permeable paving shown in the previous drawings. The YMCA feels that these, in conjunction with the shading of the Parking Area meet the spirit of the Waterfront Overlay Advisory Boards recommendation.



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- ***"The applicant shall explore agreements with the City and other adjacent land owners concerning shared parking as part of a long-range plan."***

- The YMCA has been working in earnest to obtain a shared parking agreement with the Austin PARD. Attached is the cover page of such an agreement. This agreement will have to be approved by the Austin City Council before we can report that we have been successful in meeting this recommendation. All signs are good for approval.

**PARKLAND IMPROVEMENT AGREEMENT  
(YMCA Town Lake Branch)**

**Effective Date:** \_\_\_\_\_, 2010

This Parkland Improvement Agreement (this "*Agreement*") is made on the Effective Date between the [YMCA OF AUSTIN, a \_\_\_\_\_ corporation] ("*YMCA*"), and the CITY OF AUSTIN, TEXAS, a Texas home-rule city and municipal corporation (the "*City*").

**WHEREAS**, YMCA owns and operates an exercise and recreational facility located at 1100 W. Cesar Chavez St., Austin, Texas 78703 (the "*Facility*").

**WHEREAS**, the Facility is adjacent to a City-owned park complex (the "*Park*") managed by the City of Austin Parks and Recreation Department ("*PARD*").

**WHEREAS**, YMCA desires to renovate and expand the Facility in a manner that will affect a portion of the Park (the "*Project*").

**WHEREAS**, the City desires that YMCA construct the Project because it will improve the usefulness and appeal of the portion of the Park affected by the Project and will provide additional parking for the Park's users.

**NOW, THEREFORE**, for and in consideration of the premises and the mutual promises and covenants contained in this Agreement, YMCA and the City agree as follows:

**I. TERM**

The term of this Agreement will commence on the Effective Date and will terminate on the earlier to occur of the date that (a) is twenty (20) years after the Effective Date, or (b) the Facility is no longer operated exclusively as a YMCA, unless sooner terminated as provided in this Agreement (the "*Term*").

**II. DESIGNATION OF CITY REPRESENTATIVE**

The City designates the Director of PARD (the "*Director*") as its authorized representative to act on the City's behalf with respect to this Agreement. The City may change its authorized representative from time to time.



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- ***“City staff shall give an informal update to the Waterfront Overlay Advisory Board as to how the case progressed through the public hearings and permitting process.”***
- The YMCA does not have any comment or control over this requirement but offer visual aids necessary to fulfill this request.
- ***“The Land Use Commission is urged to seek a presentation by the applicant on how these issues were addressed.”***
- The YMCA does not have any comment or control over this requirement but offer visual aids necessary to fulfill this request.

One additional item that the YMCA is working towards is the integration of an Integrated Pest Management Plan. This plan involves on-site pest management, landscaping, or facility maintenance.



#### Integrated Pest Management (IPM)

This document submission will serve as your IPM plan. It must be printed and distributed to the owner of the property and to any person or company who is given responsibility for on-site pest management, landscaping, or facility maintenance (i.e. homeowners, property managers, maintenance companies). Per the restrictive covenant that accompanies this IPM plan, the owner of the property and their assignees are legally required to comply with this plan.

PLEASE PRINT OR SAVE FOR YOUR RECORDS

Project Information	
Project Name:	Town Lake YMCA
Case Number:	SP-2010-0198C
Project Type:	Purpose
Project Address:	1100
Project Street Name:	West Cesar Chavez
Project Zip Code	78703
email:	Gengineering@Austin.tx.com
Project Developer	
Company	YMCA of Austin
Contact Person	James P. Finck
Address	1402 East Cesar Chavez
Phone #	(512) 322-9622
Fax#	(512) 457-1972
Reviewer	michaekclay
Print on File?	Yes
Reason for IPM Plan	
Ordinance Requirement	

Environmental Criteria Manual Requirement	
Wet Ponds: NO	Vegetative Filter Strip: NO
Rainharvest: NO	Non-required Vegetation: NO
Retention/Irrigation: NO	Biodfiltration: NO
Disconnection of Impervious Cover: NO	Rain Garden: NO



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The YMCA feels that we have met all the requirements of the Waterfront Overlay Advisory Board's Recommendations. We look forward to showing our presentation to the entire Planning Commission. We hope that this written explanation aids in the Commission's final decision. The Applicant wants to continue to be instrumental in properly developing the waterfront in a responsible manner.

Please call if you have any comments or questions.

Keith A. Hickman, AIA

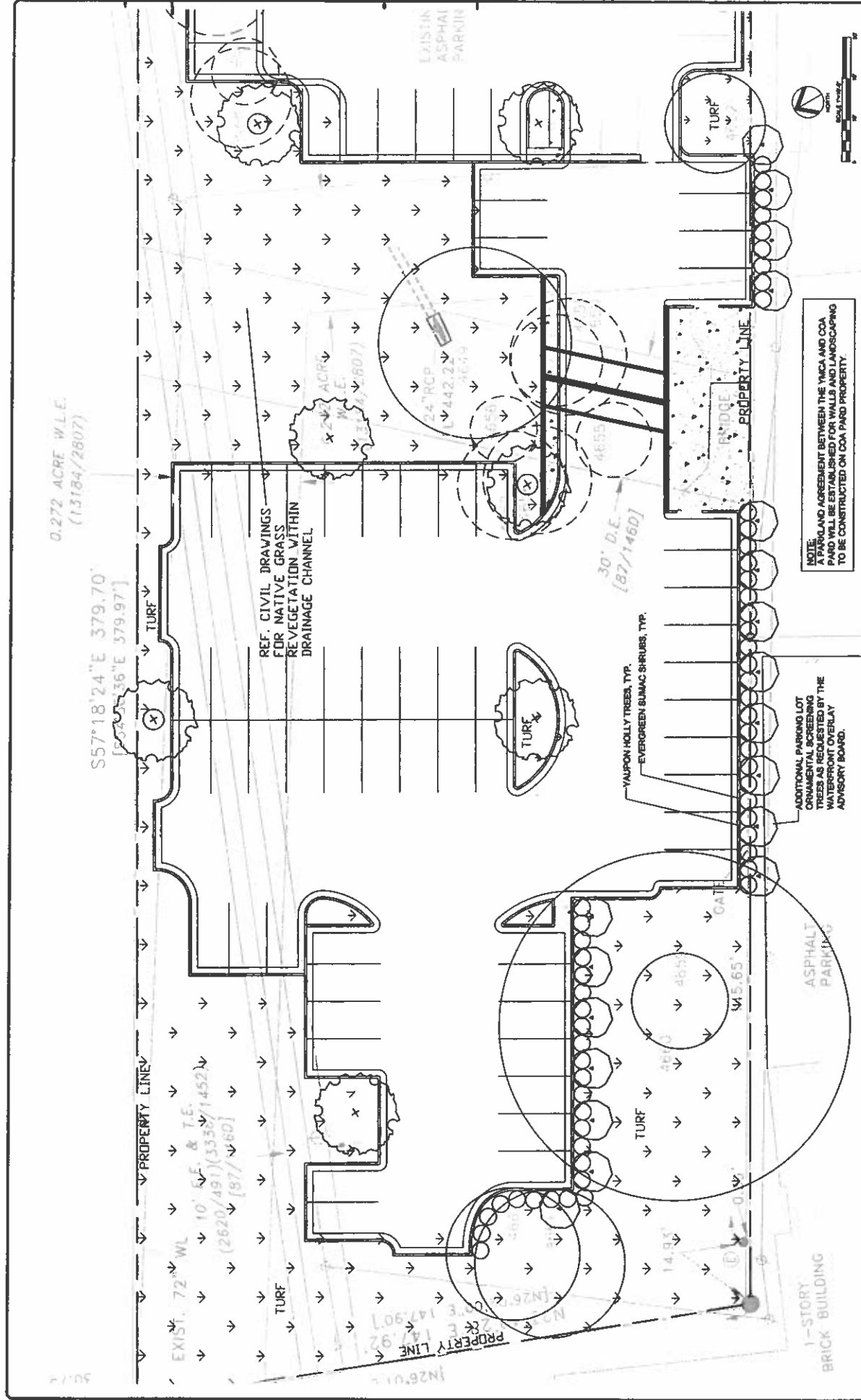
Project Architect



# Proposed landscape improvements

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October 27, 2010



**TOWN LAKE YMCA**  
**1100 WEST CESAR CHAVEZ**  
**NEW PARKING LOT SCREENING PLAN**

LANDSCAPE PLAN



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**SHEET TITLE**

# LAND USE PLAN

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<b>LEGEND</b>	
• LOT AREA SHOWN ON PLAT	• SEE NOTE
• LOT AREA WITH ADJACENT LOT	• SEE NOTE
• LOT AREA WITH ADJACENT LOT AND DRIVEWAY	• SEE NOTE
• LOT AREA WITH ADJACENT LOT AND DRIVEWAY AND SIDEWALK	• SEE NOTE
• LOT AREA WITH ADJACENT LOT AND DRIVEWAY AND SIDEWALK AND BIKEWAY	• SEE NOTE
• LOT AREA WITH ADJACENT LOT AND DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL	• SEE NOTE
• LOT AREA WITH ADJACENT LOT AND DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND FUTURE DEVELOPMENT	• SEE NOTE
• LOT AREA WITH ADJACENT LOT AND DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND FUTURE DEVELOPMENT AND OTHER FEATURES	• SEE NOTE

SITE DATA	
<b>OWNER:</b>	MR. TOM PARKER YOUNG MEN'S CHRISTIAN ASSOCIATION 1402 EAST CESAR CHAVEZ AUSTIN, TEXAS 78702 (512) 323-0022
<b>LEGAL DESCRIPTION:</b>	LOT 1, TOWN LAKE SUBDIVISION (ST. PETERS 1400-1401) APPROVED JAN. 12, 1988 CSD-87-104
<b>LIMITS OF CONSTRUCTION:</b>	1.8 AC.
<b>PROJECT ADDRESS:</b>	1100 W. CESAR CHAVEZ
<b>LAND USE:</b>	BEMOR SPORTS & RECREATION
<b>PERMANENT ZONING:</b>	LI-CO-MP
<b>TOTAL SITE AREA:</b>	4.8 ACRES
<b>IMPERVIOUS COVER:</b>	2.80 AC (EXISTING) 2.84 AC (PROPOSED)
<b>PERCENT:</b>	58% (EXISTING) 59% (PROPOSED) 54% (ALLOWED)
<b>WATERSHED:</b>	TOWN LAKE
<b>REQUIRED PARKING:</b>	122 SPACES (1400)
<b>PARKING PROVIDED:</b>	151 BICYCLE 6 HANDICAPPED 8 PARALLEL 1 COMPACT (2x20) <u>166 TOTAL</u>
<b>BICYCLE PARKING REQ.:</b>	11 SPACES
<b>BICYCLE PARKING PROV.:</b>	11 SPACES
<b>LOADING SPACES REQ.:</b>	1
<b>LOADING SPACES PROV.:</b>	1
<b>EXISTING BUILDING:</b>	12,100 SF (BANDWIDTH) 31,100 SF (WEST FLOOR) 15,300 SF (EAST FLOOR) <u>58,500 SF TOTAL</u>
<b>NEW ADDITION:</b>	8,100 SF (WEST FLOOR) 10,000 SF (TOTAL)
<b>CHELLER BLANK:</b>	200 SF
<b>FOUNDATION:</b>	CONCRETE
<b>FIRE ALLOWED:</b>	140.31 141
<b>BUILDING HEIGHT ALLOWED:</b>	30.5 FT 60.0 FT
<b>BUILDING COVERAGE ALLOWED:</b>	100 70%

**SECTION A.A. S.A.S. OPTIONS**

- 1) PROPOSED PEDESTRIAN & BICYCLE CONNECTIONS FROM ADJACENT PARCELS
- 2) LIMITS CURB CUTS
- 3) INTERNAL UTILITIES IN DRIVE ISLES

The main site plan shows a large rectangular building complex with various internal courtyards and service areas. To the west is a large paved area labeled 'LI-CO VACANT'. To the east are several smaller buildings and more parking spaces. The plan includes street names like 'OUTLET 11, DIVISION 2, CITY OF AUSTIN' and 'RESERVE, DIVISION 2, CITY OF AUSTIN'. It also shows existing infrastructure like sidewalks, bike lanes, and utility easements.

**1) ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULL SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAND/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.**

**2) ALL UTILITIES TO BE UNDERGROUND**

**3) COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE I OF SUBCHAPTER C, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.**

**FIRE ZONE NOTE**

FIRE ZONES ARE ESTABLISHED ON THIS SITE BY PAINTING THE CURBS ON PAVEMENT LINES RED IN THE AREAS DEPICTED ON THE PLAN SHEET. THE FIRE ZONES ARE NOTED AS SUCH:

FL \_\_\_\_\_

THE WORD "FIRE ZONE/TOW ARMY ZONE" WILL BE STENCILED IN WHITE LETTERS AT LEAST THREE INCHES HIGH AT 30 FOOT INTERVALS ALONG THE CURBS ON PAVEMENT.

**CANNON LEGEND**

- C = COMPACT SPACES (7'x11' MIN.)
- R = REGULAR SPACES (9'x17' MIN.)
- HIC = HANDICAPPED SPACES (9'x17' MIN.)

**NOTE: WIDTHS ARE 30' (MIN.)**  
PARALLEL SPACES ARE 6.5'x22' (MIN.)

COMPACT SPACES TO BE LABELED "TOURNAPOINT"

**UNDERFRONT OVERLAY SECTION SS-2-72(C)(1) WILL BE COMPLIED WITH**

**ALL NEW ENTRIES WILL BE UNDER SHADE DEVICE SUCH AS AWNING OR PORTICO**

**SCREENING FOR SOLID WASTE COLLECTION & LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.**

## GRIFFIN ENGINEERING GROUP INC.

11711 NORTH LAMAR BLVD., AUSTIN, TEXAS 78753 (512) 836-3113

**TOWN LAKE YMCA**  
**1100 WEST CESAR CHAVEZ**  
**LAND USE PLAN**

**SHEET NUMBER**  
**3 of 17**